

London Road Industrial Estate

Glasgow, G40 3NY

Warehouse | 2,445 - 4,952 ft²



Fully refurbished



Generous communal yard



Generous parking provision



Convenient access to the
M74 & M8

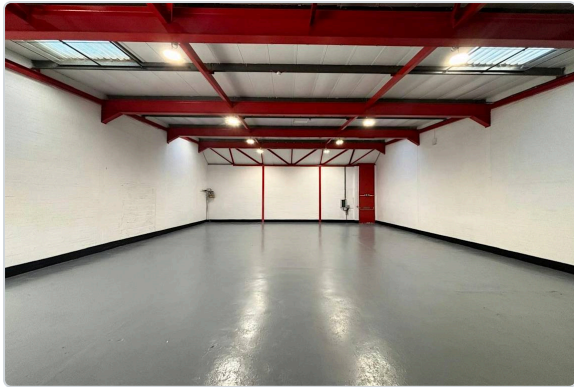


Nearby public rail and bus
links

Available to Let



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Description

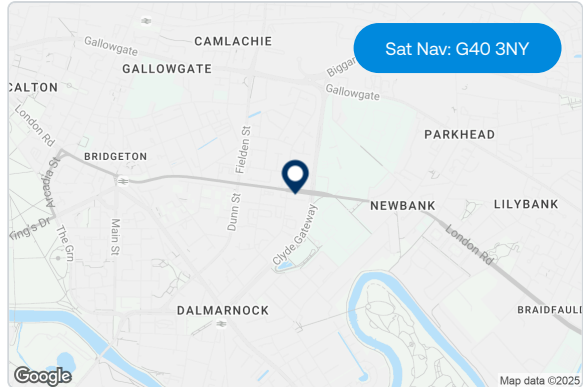
London Road Industrial Estate features a highly prominent frontage onto London Road and comprises a terrace of steel portal frame industrial units with secure communal parking. These units have been fully refurbished to a high standard, both internally and externally, and offer electrically operated vehicle access doors measuring 2.99 m wide by 3.17 m high. Translucent roof panels provide excellent natural daylight, complemented by LED lighting throughout. Facilities include male and female WCs, and mains supplies of gas, water, and three-phase electricity are available. Units can be combined to accommodate larger requirements, and a generous communal yard and parking area are provided. Some units qualify for 100% rates relief under the Small Business Bonus Scheme. The estate benefits from nearby public rail and bus links, as well as highly convenient access to the M74 and M8 motorways.

Further information

EPC
EPC is available upon request.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.



Location

London Road Industrial Estate is situated just 1.5 miles east of Glasgow city centre on the corner of Arrol Place/ Nuneaton Street and London Road. M8 motorway access is provided 2 miles north and M74 motorway access just 1.5 miles south. Excellent public transport links are provided with regular bus services operating on London Road and Dalmarock Railway Station is a 10-minute walk south. Neighbouring occupiers include TNC Electrical Services, L&S Litho Printers, Kelsen Projects, First Truck & Van, MKM.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability
1	Warehouse	2,445	Under offer
7	Warehouse	2,507	Immediately
Total		4,952	

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